

MPDU PRICING STANDARDS

Effective Date: July 2, 2005

| UNIT DESCRIPTION | | | | | UNIT SIZE | | | COST | | | ADDITION/SUBTRACTION ADJUSTMENTS | | | | | |
|-----------------------|----------------|-----------|--------------|-------------------|------------|------------|------------|--------------|----------------|---------------|----------------------------------|---|-------|-------------|-------|--------------------------------|
| Unit Type | No. of Stories | No. of BR | No. of Baths | Basement Included | Base in SF | Min. in SF | Max. in SF | Sq. ft. Cost | Structure Cost | Lot Dev. Cost | Basement Deletion | Bath | | Powder Room | | Sq. Ft. Change from Base in SF |
| | | | | | | | | | | | | Finished | Rough | Finished | Rough | |
| S.F. Detch. | 1-2 | 3-4 | 1-1 ½ | yes | 1400 | 1100 | 1500 | \$56.00 | \$78,400 | \$17,000 | \$7,600 | \$2,800 | \$900 | \$1,850 | \$650 | \$28.00 |
| Semi-Detch. | 1-2 | 3-4 | 1-1 ½ | yes | 1200 | 1100 | 1400 | \$52.00 | \$62,400 | \$14,000 | \$6,500 | Prices for bath and powder room adjustments are the same for all units regardless of type | | | | \$26.00 |
| Townhouse / Four-plex | 2-3 | 2-3 | 1-1 ½ | yes | 1200 | 1050 | 1300 | \$48.00 | \$57,600 | \$12,000 | \$5,400 | | | | | \$24.00 |
| Townhouse / Four-plex | 2-3 | 4 | 2 | yes | 1260 | 1120 | 1400 | \$48.00 | \$60,480 | \$12,000 | \$5,400 | | | | | \$24.00 |
| Piggyback Townhouse | 1-2 | 2-4 | 1-1 ½ | no | 1200 | 1050 | 1400 | \$42.00 | \$50,400 | \$10,000 | N/A | | | | | \$21.00 |
| Garden Condo. | 2-4 | 1-3 | 1 | N/A | 950 | 650 | 1150 | \$46.00 | \$43,700 | \$9,000 | N/A | | | | | \$23.00 |
| High Rise | 5+ | 0-3 | 1 | N/A | 850 | 550 | 1100 | \$124.00 | \$105,400 | Note 8 | N/A | | | | | \$62.00 |

ALLOWANCES:

- End unit for townhouses and back-to-back townhouses, add \$2,200; for end unit piggyback townhouses add \$1,700 for each unit.
- Walkout basement with 5 ft. sliding glass door, add \$1,400; with 6 ft. door, add \$1,600.

NOTES:

- The structure cost will be increased or decreased based on the actual square footage of space constructed at the square foot adjustment factor from the last column. No additions will be made over the maximum floor areas shown (measurements are made from outside wall to outside wall and to center of interior walls.)
- The lot development cost does not include a Development Impact Fee or system impact charge for water and sewer; these fees will be waived. A letter requesting the waiver which identifies the MPDUs must be sent to the agencies from the MPDU Section. You must submit a list to the MPDU Office, identifying the MPDUs by lot, block street address, tax account number, and building application number if that is available
- The cost to install a sprinkler system has not been included in the square foot prices. If the County Code requires the installation of a sprinkler system, the allowable price will be increased for this expense. Contracts or estimates verifying the actual cost of the sprinkler system must be provided to the Department.
- The lot development cost does not include water and sewer house connection fees; the actual cost of the connection fees will be added to the direct construction cost of the unit.
- All four bedroom units, regardless of the unit type, must include two full bathrooms in the base square foot price.
- Condominium developments must have FHA approval; the expense of obtaining this approval will be added to the sales price.
- If garage townhouses or detached units are approved for the MPDUs, the cost of constructing the garage will be added to the cost of the basic unit.
- Lot development costs for high-rise buildings, including the parking structures, will be based on cost estimates or construction contracts provided by the applicant and approved by the Department.
- Unfinished space will be priced at the cost of constructing the framed in space; estimates or contracts must be provided to the Department for approval.
- Requests for extra lot development costs must be submitted with detailed estimates or construction costs.

MINIMUM SPECIFICATIONS FOR MPDUs

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- (a) All MPDUs must have a refrigerator, range and range hood, garbage disposal, a rough-in connection for a dishwasher, and complete electrical and plumbing connections and a dryer exhaust for a clothes washer and dryer.
- (b) Refrigerator must be 14 to 15 cu. Ft. frost free, meeting General Electric "builders" grade specifications. A 30" electric, porcelain enameled range/oven with clock/timer and range hood must be supplied.
- (c) All carpeting must meet minimum FHA specifications.
- (d) Unit landscaping must be as designated on the approved site plan.
- (e) If a privacy fence is included in the approved site plan for townhouses, end units must have sections on each side of the rear yard.
- (f) Piggyback townhouses must be provided with an enclosed space for outside trash storage disposal if required and approved by the MNCPPC.
- (g) Townhouses must provide access to the rear of the unit through an exterior door with a 2' 8" minimum opening.
- (h) A linen closet or storage shelf system within a clothes closet must be included in the unit. (\$375 will be added to the price for a separate linen closet)
- (i) The main bathroom must include a vanity (\$200 will be added to the base price for each vanity).
- (j) A list of options and their respective prices must be submitted with the offering agreement. Selections of options must be at the discretion of the purchaser. Options and their selling price must be listed on a separate addendum to the sales contract. All options may be financed.
- (k) Garden apartment/condominium units and piggyback townhouses must have sound attenuating materials such as Gypcrete in the ceiling/floor assemblies between units.

| Item | Single Family Detached | | | Semi-detached | | Townhouses | | Piggyback Townhouses BR/Stories | | Garden Condominiums & Apartments | | | | Elevator | | |
|---------------------------------|------------------------|-----|----|---------------|-----|------------|-----|---------------------------------|-----|----------------------------------|----|----|-----|----------|----|-----|
| No. of BR | 2 | 3 | 4 | 2 | 3 | 2 | 3 | 2 | 3 | 0 | 1 | 2 | 3 | 1 | 2 | 3 |
| No. of Baths | 1 | 1 ½ | 2 | 1 | 1 ½ | 1 | 1 ½ | 1 | 1 ½ | 1 | 1 | 1 | 1 ½ | 1 | 1 | 1 ½ |
| Elec. Hot Water Heater (gallon) | 40 | 50 | 50 | 40 | 50 | 40 | 50 | 30 | 40 | 30 | 40 | 50 | 50 | 30 | 40 | 40 |
| Gas Hot Water Heater (gallon) | 30 | 40 | 40 | 30 | 40 | 30 | 40 | 40 | 40 | 30 | 30 | 30 | 40 | 30 | 30 | 30 |

NOTE:

1. The square foot prices are based upon heat pump systems for heating and air conditioning. DHCA will adjust the sales price for units having other HVAC systems.
2. Rough-in plumbing and electrical installation must meet the following conditions to qualify for a pricing addition:
 - (a) Plumbing rough-in: the installation of all parts of the plumbing system that can be completed prior to the installation of fixtures, appliances, or equipment must be included. This includes drainage, water supply, vent piping, and necessary supports and backboards. All piping must be tied in and capped off after penetrating the wall or floor surface. Duct work for the future installation of exhaust fans must be installed. Rough-in must pass air or water tests by the BOCA or WSSC Codes.
 - (b) Electrical rough-in: wiring must be installed from service panel box and terminated at an outlet of the appliance or fixture that is to be served.